

For Sale, Land, Plot, Nicosia, Egkomi, Makedonitissa, 560m²

For Sale : **€ 270,000**

Description
Build the foundation of your future with this exceptional residential corner plot of 560 sqm, located in one of Nicosia's most prestigious and quiet neighborhoods in Engomi. This property is where your vision takes shape, offering a serene and high-value environment for those who prioritize privacy, space, and a refined quality of life. Being a corner plot with registered road access on two sides, it provides enhanced architectural flexibility, superior natural light, and increased visibility, making it a unique opportunity to create a private sanctuary in a highly sought-after enclave.

Small Development and High-Value Living

Falling within the Kα6 residential zone, this asset is a prime choice for those looking to balance high-value living with excellent yield potential. With a building density of 90% and a coverage factor of 50%, the land offers significant versatility for the creation of a bespoke luxury residence or a high-end small development. These specifications allow for a robust architectural design of up to 2 floors and 10 metres in height, maximizing floor space while maintaining the privacy and elegance required in such a prestigious district. The strategic location in an established municipality ensures that your project remains a centerpiece of the community and a solid asset for 3 decades of experience.

Description: For Sale: Prime Residential Corner Plot in Engomi, Nicosia. Beautiful 560 m² corner plot in one of Nicosia's most prestigious and quiet neighborhoods – Engomi. Zoned Kα6 (100%) with 90% building density and 50% cover factor – allowing 2 floors up to 10 m. Registered road access on two sides + corner position for excellent light, visibility and value. The land is situated in a high-demand residential pocket, surrounded by modern villas and offering a peaceful living environment within a well-established community.
Building Density: 90%
Cover Factor: 50%
Town Planning Zone: Kα6 (100%) – Residential
Proximity Landmarks: Located near the Apollonion Private Hospital and the Makario Stadium.

Strategic Location and Community Amenities

The true value of this property is rooted in its strategic location, bridging the gap between quiet residential life and essential urban services. This ensures that your project remains highly accessible, providing a competitive edge for future resale or long-term residency.

Plots of land for sale in Engomi: A significant opportunity to secure a high-density residential corner plot in a premium district.
Cyprus real estate investment: A top-tier asset perfect for those seeking capital appreciation and a high-quality lifestyle.
Land for sale near Apollonion Private Hospital: Situated just 2 minutes away from this premier medical facility and health hub.
Makario Stadium: Reachable in just 3 minutes, providing excellent access to sporting facilities and community events.
University of Nicosia: Located within a 4-minute drive, making it highly convenient for academic professionals and families.
Mall of Engomi: Positioned only 5 minutes away, offering immediate access to high-end retail, cafes, and supermarkets.
Nicosia City Center: A short 10-minute drive ensures your home stays connected to the capital's central business heart.

If you are looking for G&P Lazarou trusted properties that provide both prestige and the perfect setting for a custom project, this Engomi corner site is a remarkable opportunity. Residential plots with this specific density and positioning move quickly once on the market.

Contact G&P Lazarou Estate Agents today to arrange a private consultation and discover how this property can serve as the foundation of your future. G & P Lazarou Estate Agents has been a leader in the Cyprus property market for 3 decades of experience, committed to helping you find the perfect ground for your success.

Details

Property Type: **Land** Status: **Available** Website

Main Features

Property Subtype: **Plot** Town Planning Zone: **Residential** Height: **10**

Area

Plot Area: **560m²**

Further Details

Corner Plot